

# APPENDIX - "A" Amended Impact Statement

## Proposed Sunsites Community Parks Maintenance District

Pursuant to the provisions of A.R.S. §48-1206, the undersigned submit this District Impact Statement in support of the creation of the new Sunsites Community Parks Maintenance District.

### 1. Description of Boundaries -

Attached to this statement as Exhibit A is a legal description of the property to be included in the Sunsites Community Parks Maintenance District.

### 2. Attached is a map of the said district.

### 3. Estimated assessed valuation of the proposed district is \$8,893,927.00

### 4. Estimated change in property taxes is not more than 1.12% of secondary assessed valuation.

Average estimated tax increase per year based on our proposed \$100,000 budget request:

**Land Parcel** - \$49.80 per year (\$4.15 monthly)

**Residence** - \$104.32 per year (\$8.69 monthly)

**Commercial** - \$250.42 per year (\$20.87 monthly)

### 5. Benefits of the district:

a.) **Shadow Mountain Golf, Recreation and Events Center (GREC)** and its amenities have been the core strength and primary economic engine for Sunsites since inception. Preserving **GREC** will shore up property values. The need to have our homes and properties, remain economically strong depends on preserving the Golf Course and its park-like effect on the community.

b.) The attractiveness, quaintness and appeal of Sunsites to residents, visitors and future home owners is inherently tied to **GREC**. Sustaining **GREC** saves the very identity of our community. Failure to accomplish our dual task of preservation and progress will have a tragic effect not only on home values but also on the very ability to sell a property if the **GREC** were to close and deteriorate. Attracting new residents in the future requires that we maintain the functionality and beauty of our community.

c.) Gaining the status of a Parks Maintenance District will enable all property owners to equally share in the benefit and responsibilities that come with conscientious care of our community. This status allows more funding opportunities, (federal, state and county) including grants and awards.

d.) The entire community, for the first time in its history will be able to determine its own future. Through the electoral process, the community will determine its leadership and policies.

e.) Maintaining our property values actually limits tax increases over the short & long term.

- Reduced property values forces an increased millage rate and thus increased property tax to pay for special districts such as our Fire District.
- Reduced property values tends to increase property taxes over the long term as the county's General Fund is decreased.

Adoption of the **Sunsites Community Parks Maintenance District** preserves our community and prevents future tax increases due to loss of property value.

f.) The lease or ownership of the **GREC** property will transfer to the Sunsites Community Parks Maintenance District.

g.) Consistent and adequate funding will provide needed personnel, equipment and supplies to operate the **GREC**. This funding will allow for long-term planning for the needs of both a growing and aging community.

h.) Improved legal services via the Cochise County Attorney's office will be available to assist us.

i.) Strengthening of our community fabric of social clubs, service organizations and volunteer efforts.

## 6. Injuries if the district is formed:

a.) Increase in property taxes. However, this tax is offset many fold by preserving property values and the very ability to sell property at an acceptable price. *Example* - the average tax increase for a residence is \$104 per year. If this tax were paid for ten years, total outlay would be \$1,040. If the Golf Course would close, many thousands of dollars would be lost to each property's value immediately. Hence, this tax is really an investment in our homes and community.

## 7. Five year planning:

a.) Improve the facilities and Golf Course to better serve the needs of the community.

b.) Build a reserve fund for replacing needed infrastructure and equipment.

c.) Maintain and improve amenities to the facility as determined by the community in the future. Possibilities may be to re-open the swimming pool, lay out a bike/exercise path, provide funding for more recreational activities, event opportunities, etc.

## 8. Organizing Board:

Lynn Christensen - 1006 E. Geneva, Pearce, AZ 85625 - Retired

Linda Gorton - 1012 E. Geneva, Pearce, AZ 85625 - Retired

Tim Heine - 380 Geneva Estates, Pearce, AZ 85625 - Builder Contractor

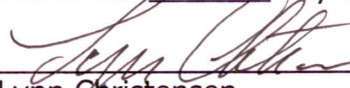
Jyme Stoner - 414 Geneva Estates, Pearce, AZ 85625 - Retired


Gary Brauchla - 917 E. Saguaro Dr., Pearce, AZ 85625 - Builder Contractor / Realtor

## 9. The public health, comfort, convenience, necessity or welfare will be met and we recommend to the Board the approval of the Impact Statement filed by the Sunsites Community Parks Maintenance District and to authorize the circulation of petitions to form the Maintenance District.


## 10. Incorporated by reference APPENDIX A, APPENDIX B, APPENDIX C and APPENDIX D.

Dated this <sup>FEBRUARY, 2011</sup> 24 day of ~~December, 2010~~

  
Lynn Christensen

  
Linda Gorton

  
Jyme Stoner

  
Gary Brauchla

  
Tim Heine